

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: FP#02008, Pine Lake Heights South 4th Addition

Date: August 16, 2002

PROPOSAL: A final plat consisting of 81 lots and eight outlots.

LAND AREA: 212.65 acres more or less.

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approve

GENERAL INFORMATION:

LEGAL DESCRIPTION: See legal description on the attached final plat.

LOCATION: Northeast of the intersection of South 27th Street and Yankee Hill Road.

OWNERS/

APPLICANTS: John Brager and Thomas White
Ridge Development Co.
PO Box 22296
Lincoln, NE 68542

Gerald Schleich
Southview, Inc.
3901 Normal Boulevard
Lincoln, NE 68506

CONTACT: Michael R. Johnson, Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: This site is undeveloped, but is being graded in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North	Residential	R-3
South	Agriculture	AG
East	Agriculture	AG
West	Agriculture	AG, and a Change of Zone from AG to R-4 pending (Stone Ridge Estates Apartments)

HISTORY: PP#00029 - The preliminary plat for Pine Lake Heights South 4th was approved **April 5, 2002.**

CZ#3297 - Approved **April 5, 2002**, changed the zoning from R-4, B-2, and O-3 to R-3 for all land within the limits of the preliminary plat of Pine Lake Heights South 4th.

CZ#3298 - Approved **April 5, 2002**, changed the zoning from R-3 to R-4, B-2 and O-3 for those lands within the limits of the preliminary plat of Pine Lake Heights South 4th.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

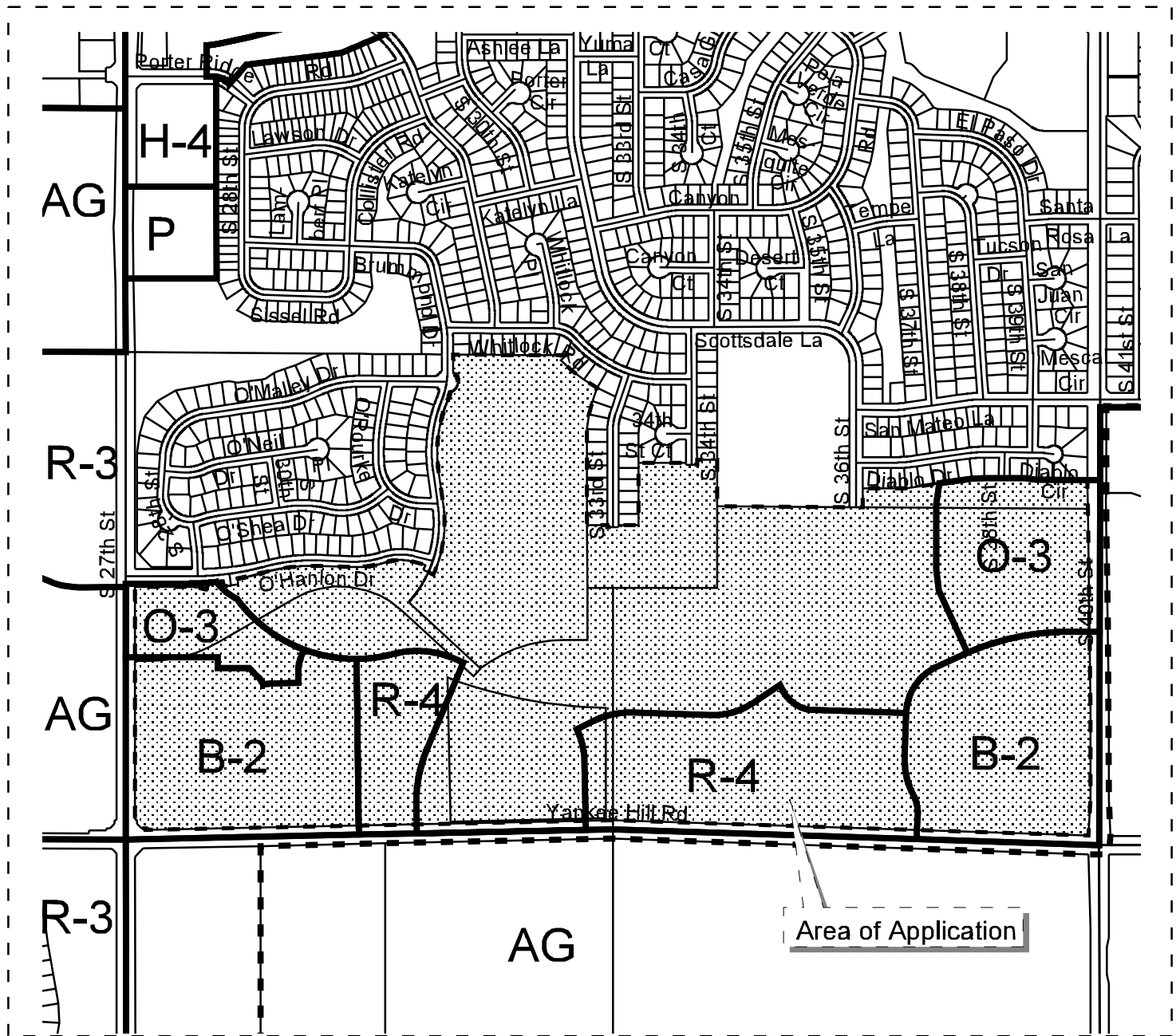
Prepared by:

Brian Will, AICP
Planner



Final Plat #02008
Pine Lake Heights South 4th Addition
Pine Lake Rd. from S. 27th to S 40th St.



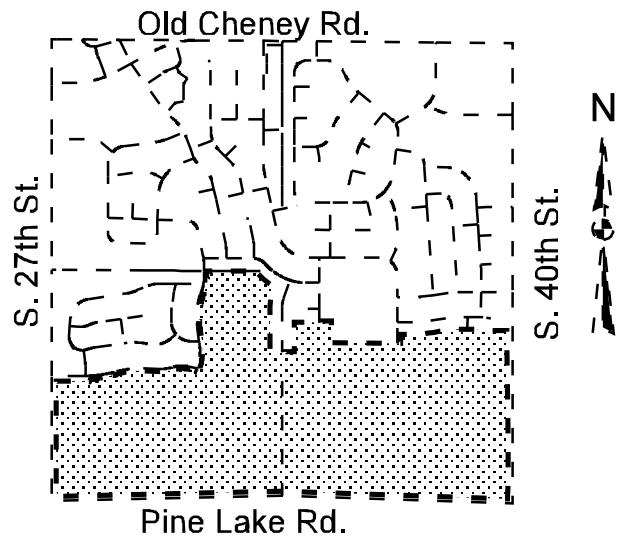
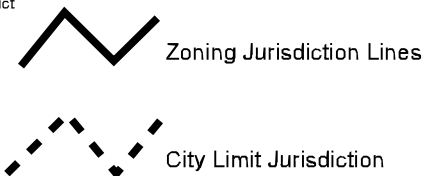


Final Plat #02008
Pine Lake Heights South 4th Addition
Pine Lake Rd. from S. 27th to S 40th St.

Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 19 T9N R7E



PINE LAKE HEIGHTS SOUTH 4TH ADDITION

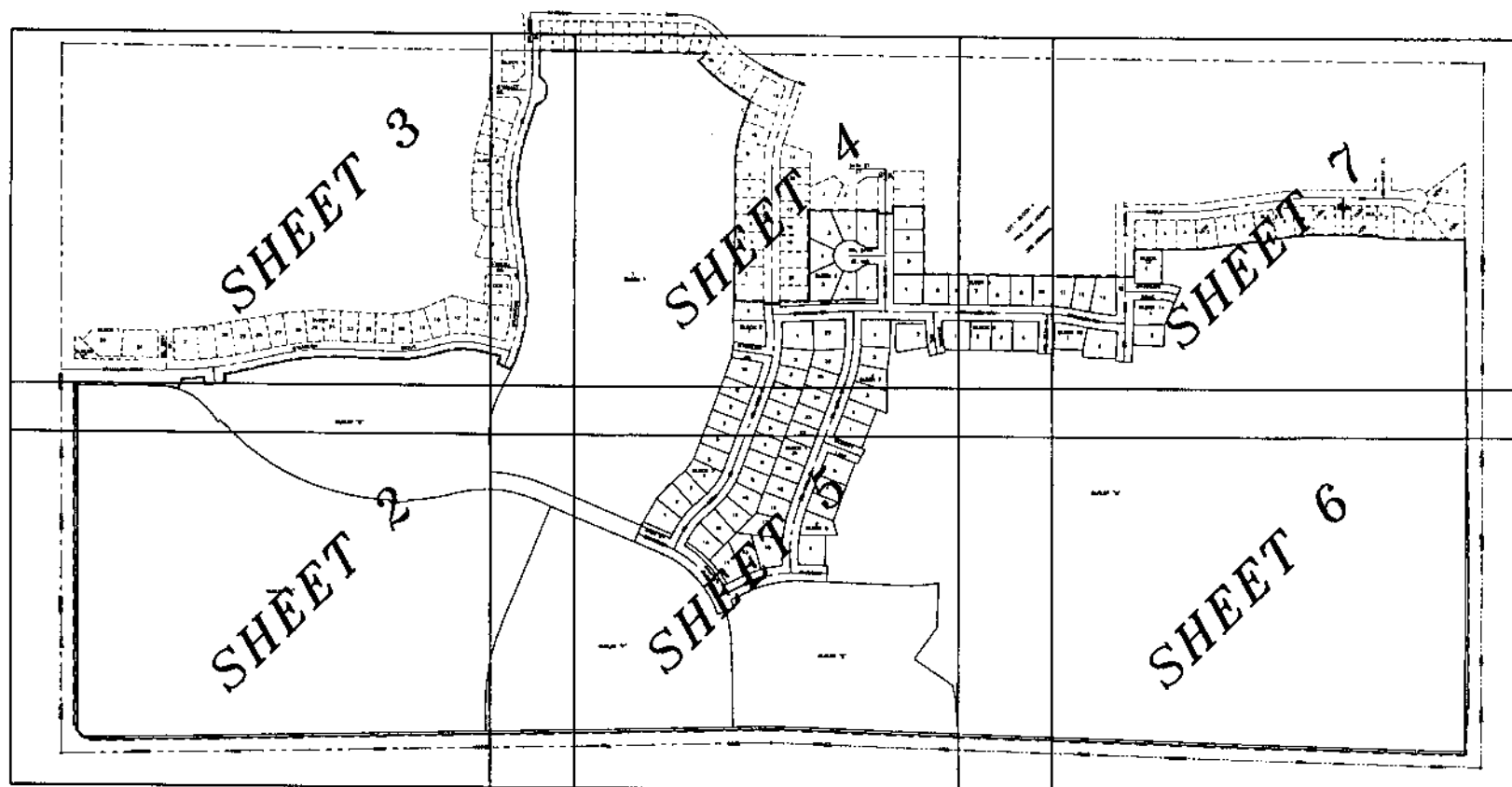
FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION

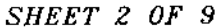
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LIEN HOLDERS CONSENT
PLANNING COMMISSION APPROVAL



FINAL PLAT



FINAL PLAT

SCALE: 1"=100'

200094-3

SHEET 3 OF 9

PINE LAKE HEIGHTS
SOUTH 4TH ADDITION
FINAL PLAT

LOT BLOCK 1
PINE LAKE HEIGHTS
SCALE: 50' = 1" ADDITION

S89°36'14"E
PED. WAY
E. LOT 5 **789.77'**

NOTE:
OUTLOTS "A", "B" & "C"
BLANKET UTILITY EASEMENT
OPEN GREEN SPACE

NOTE: A 10' WIDE BIKE TRAIL/PEDESTRIAN WAY EASEMENT IS HEREBY GRANTED OVER THE CONCRETE SIDEWALK ON OUTLOT "H" AS SUCH SIDEWALK MAY EXIST FROM TIME TO TIME.

OUTLOT "H"
BLANKET UTILITY EASEMENT
RESERVED FOR FUTURE DEVELOPMENT
AFTER SUBDIVISION AND FINAL PLATTING
IN ACCORDANCE WITH THE APPROVED
PRELIMINARY PLAT ON FILE WITH THE
CITY OF LINCOLN.

PINE LAKE HEIGHTS SOUTH 4TH ADDITION FINAL PLAT

LOT 1
BLOCK 1

$\Delta=5^{\circ}50'29"$
 $R=680.00$
 $L=69.33$
 $T=34.69$
 $C=69.30$
 $CB=S27^{\circ}20'11"W$

$\Delta=32^{\circ}14'19"$
 $R=370.00$
 $L=208.19$
 $T=106.93$
 $C=205.45$
 $CB=S14^{\circ}08'15"W$

$\Delta=21^{\circ}27'34"$
 $R=533.00$
 $L=199.63$
 $T=101.00$
 $C=198.46$
 $CB=S78^{\circ}01'31"E$

OUTLOT "D"

$\Delta=37^{\circ}35'09"$
 $R=467.00$
 $L=306.35$
 $T=158.92$
 $C=300.69$
 $CB=N66^{\circ}05'19"W$

OUTLOT "E"

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NOTE:
OUTLOTS "A", "B" & "C"
BLANKET UTILITY EASEMENT
OPEN GREEN SPACE

OUTLOT "F"

BLANKET UTILITY EASEMENT
RESERVED FOR FUTURE DEVELOPMENT
AFTER FINAL PLATTING IN ACCORDANCE
WITH THE APPROVED PRELIMINARY
PLAT ON FILE WITH THE CITY OF
LINCOLN.

$\Delta=23^{\circ}56'45"$
 $R=800.00$
 $L=334.35$
 $T=169.65$
 $C=331.92$
 $CB=N10^{\circ}43'53"E$

$\Delta=17^{\circ}15'16"$
 $R=400.00$
 $L=120.46$
 $T=60.69$
 $C=120.00$
 $CB=S09^{\circ}52'08"E$

$\Delta=13^{\circ}10'14"$
 $R=430.00$
 $L=98.84$
 $T=49.64$
 $C=98.63$
 $CB=N85^{\circ}16'32"E$

OUTLOT "G"

BLANKET UTILITY EASEMENT
RESERVED FOR FUTURE DEVELOPMENT
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LINCOLN.

NOTE: A 10' WIDE BIKE TRAIL/PEDESTRIAN
WAY EASEMENT IS HEREBY GRANTED
OVER THE CONCRETE SIDEWALK ON
OUTLOT "H" AS SUCH SIDEWALK
MAY EXIST FROM TIME TO TIME.

OUTLOT "H"

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SCALE: 1"=100'

YANKEE

HILL

ROAD

HILL

SE CORNER SW 1/4
SEC. 19-T1N-R7E

200094-5

SHEET 5 OF 9

PINE LAKE HEIGHTS SOUTH 4TH ADDITION

FINAL PLAT

OUTLOT "H"
BLANKET UTILITY EASEMENT
RESERVED FOR FUTURE DEVELOPMENT
AFTER FINAL PLATING IN ACCORDANCE
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LINCOLN.



SCALE: 1"=100'

LOT AREA TABLE			BLOCK 6		
BLOCK 1			LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	1,284,205.13 SF	29.4813 AC	LOT 1	9,251.95 SF	0.2124 AC
BLOCK 2			LOT 2	9,240.00 SF	0.2121 AC
LOT 1	1,284,205.13 SF	29.4813 AC	LOT 3	9,240.00 SF	0.2121 AC
LOT 2	8,065.46 SF	0.1852 AC	LOT 4	12,007.12 SF	0.2756 AC
BLOCK 3			LOT 5	10,365.30 SF	0.2380 AC
LOT 1	9,887.99 SF	0.2270 AC	LOT 6	8,055.30 SF	0.1849 AC
LOT 2	8,853.89 SF	0.2033 AC	LOT 7	8,055.30 SF	0.1849 AC
LOT 3	8,148.00 SF	0.1871 AC	LOT 8	9,155.30 SF	0.2102 AC
LOT 4	8,532.74 SF	0.2188 AC	LOT 9	9,163.00 SF	0.2104 AC
LOT 5	8,298.73 SF	0.1905 AC	LOT 10	8,249.10 SF	0.1894 AC
LOT 6	8,040.00 SF	0.1846 AC	LOT 11	8,660.93 SF	0.2034 AC
LOT 7	8,040.00 SF	0.1846 AC	LOT 12	9,378.01 SF	0.2153 AC
LOT 8	8,040.00 SF	0.1846 AC	LOT 13	12,127.92 SF	0.2784 AC
LOT 9	8,040.00 SF	0.1846 AC	BLOCK 7		
LOT 10	10,663.94 SF	0.2448 AC	LOT 1	10,252.96 SF	0.2354 AC
BLOCK 4			LOT 2	7,944.37 SF	0.1824 AC
LOT 1	12,059.30 SF	0.2768 AC	LOT 3	10,513.79 SF	0.2414 AC
LOT 2	8,446.16 SF	0.1939 AC	LOT 4	8,566.92 SF	0.1967 AC
LOT 3	8,063.63 SF	0.1851 AC	LOT 5	8,489.05 SF	0.1949 AC
LOT 4	7,593.27 SF	0.1743 AC	LOT 6	11,208.09 SF	0.2573 AC
LOT 5	7,480.00 SF	0.1717 AC	LOT 7	11,219.85 SF	0.2576 AC
LOT 6	7,480.00 SF	0.1717 AC	BLOCK 8		
LOT 7	7,480.00 SF	0.1717 AC	LOT 1	11,156.67 SF	0.2561 AC
LOT 8	7,480.00 SF	0.1717 AC	LOT 2	9,098.52 SF	0.2089 AC
LOT 9	7,916.91 SF	0.1817 AC	LOT 3	7,739.59 SF	0.1777 AC
LOT 10	9,005.16 SF	0.2067 AC	LOT 4	7,740.15 SF	0.1777 AC
LOT 11	9,079.92 SF	0.2084 AC	LOT 5	10,010.16 SF	0.2298 AC
LOT 12	8,858.32 SF	0.2034 AC	BLOCK 9		
LOT 13	9,695.22 SF	0.2226 AC	LOT 1	11,259.46 SF	0.2585 AC
LOT 14	10,072.71 SF	0.2312 AC	LOT 2	8,580.00 SF	0.1970 AC
LOT 15	11,579.15 SF	0.2658 AC	LOT 3	8,580.00 SF	0.1970 AC
LOT 16	11,188.00 SF	0.2568 AC	LOT 4	10,715.58 SF	0.2460 AC
LOT 17	11,187.49 SF	0.2571 AC	BLOCK 10		
LOT 18	8,444.48 SF	0.1939 AC	LOT 1	11,021.01 SF	0.2530 AC
LOT 19	7,920.00 SF	0.1818 AC	LOT 2	12,630.86 SF	0.2900 AC
LOT 20	7,920.00 SF	0.1818 AC	BLOCK 11		
LOT 21	7,920.00 SF	0.1818 AC	LOT 1	12,429.39 SF	0.2853 AC
LOT 22	7,920.00 SF	0.1818 AC	LOT 2	9,056.28 SF	0.2079 AC
LOT 23	7,920.00 SF	0.1818 AC	BLOCK 12		
LOT 24	7,918.41 SF	0.1818 AC	LOT 1	12,643.30 SF	0.2903 AC
LOT 25	8,545.13 SF	0.1962 AC	OUTLOTS		
LOT 26	9,584.39 SF	0.2200 AC	LOT A (OPEN GREEN SPACE)	5,458.17 SF	0.1253 AC
LOT 27	13,213.33 SF	0.3033 AC	LOT B (OPEN GREEN SPACE)	1,798.30 SF	0.0413 AC
BLOCK 5			LOT C (OPEN GREEN SPACE)	3,247.36 SF	0.0745 AC
LOT 1	10,444.19 SF	0.2398 AC	LOT D	524,922.89 SF	12.0506 AC
LOT 2	8,049.25 SF	0.1848 AC	LOT E	1,682,779.22 SF	38.6313 AC
LOT 3	12,804.46 SF	0.2939 AC	LOT F	580,984.89 SF	13.3376 AC
LOT 4	8,649.10 SF	0.1986 AC	LOT G	420,887.72 SF	9.6623 AC
LOT 5	12,730.55 SF	0.2923 AC	LOT H	3,592,313.60 SF	82.4682 AC
LOT 6	7,546.58 SF	0.1732 AC	DEDICATE ADDITIONAL RIGHT-OF-WAY TO CITY OF LINCOLN		
LOT 7	9,993.41 SF	0.2294 AC	DEDICATE ADDITIONAL RIGHT-OF-WAY TO CITY OF LINCOLN		

50°41'15"W
163.21'

OUTLOT "G"

51°23'31"E
123.95'

528°39'01"E
9.65'

DEDICATE ADDITIONAL
RIGHT-OF-WAY TO
CITY OF LINCOLN

LESS TRANSMISSION
LINE EASEMENT

2582.05'
ROAD N88°05'40"W 2642.29'
N88°05'40"W YANKEE

HILL

ROAD

SE CORNER SE 1/4
SEC. 10-T9N-R7E

DEDICATE ADDITIONAL
RIGHT-OF-WAY TO
CITY OF LINCOLN

499.63'
500°05'36"W 499.63'
40TH STREET
500°05'36"W

196.41'
503°00'43"W 18'
500°05'36"W

1352.95'

1080.05'
500°45'55"E 581.07'
500°05'36"W

FINAL PLAT



SCALE: 1"=100'

LOT 1 BLOCK 1
PINE LAKE HEIGHTS
4TH ADDITION

S89°36'14"E
789.77'

SB9°36'14"E
789.77'

CURVE DATA

OUTLOT "H"
BLANKET UTILITY EASEMENT
RESERVED FOR FUTURE DEVELOPMENT
AFTER SUBDIVISION AND FINAL PLATTING
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200094-7

SHEET 7 OF 9

*PINE LAKE HEIGHTS SOUTH
4TH ADDITION
FINAL PLAT*

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT: I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS SOUTH 4TH ADDITION. A SUBDIVISION COMPOSED OF LOT 27 1/2, LOT 31 1/2, AND LOT 32 1/2. OUTLOT "C" PINE LAKE HEIGHTS 11TH ADDITION, OUTLOT "B" PINE LAKE HEIGHTS SOUTH ADDITION, AND OUTLOT "A" AND LOT 1 BLOCK 4 PINE LAKE HEIGHTS SOUTH 3RD ADDITION ALL LOCATED IN THE SOUTH HALF OF SECTION 19, T9N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID LOT 31 I.T., SAID POINT BEING 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, AND 50.00 NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,582.05 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,539.92 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 22.38 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 22.38 FEET TO A WEST CORNER OF SAID LOT 32 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,263.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF O'HANLON DRIVE RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 312.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 241.00 FEET, ARC LENGTH OF 77.03 FEET, DELTA ANGLE OF 18 DEGREES 18 MINUTES 46 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 52 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 76.70 FEET TO A POINT, THENCE NORTH 18 DEGREES 16 MINUTES 36 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 38.24 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,540.00 FEET, ARC LENGTH OF 78.88 FEET, DELTA ANGLE OF 02 DEGREES 56 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 50 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 78.87 FEET TO A POINT, THENCE SOUTH 07 DEGREES 44 MINUTES 26 SECONDS EAST ALONG A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 29.56 FEET TO A POINT, THENCE NORTH 82 DEGREES 15 MINUTES 34 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A POINT, THENCE NORTH 07 DEGREES 44 MINUTES 26 SECONDS WEST ALONG A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 31.48 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,540.00 FEET, ARC LENGTH OF 143.25 FEET, DELTA ANGLE OF 05 DEGREES 19 MINUTES 47 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 143.20 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 970.00 FEET, ARC LENGTH OF 305.65 FEET, DELTA ANGLE OF 18 DEGREES 03 MINUTES 15 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 304.39 FEET TO A POINT OF TANGENCY, THENCE SOUTH 87 DEGREES 53 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 177.03 FEET TO A POINT OF CURVATURE, THENCE ALONG A

CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, ARC LENGTH OF 185.50 FEET, DELTA ANGLE OF 20 DEGREES 03 MINUTES 14 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 184.56 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 275.00 FEET, ARC LENGTH OF 151.42 FEET, DELTA ANGLE OF 31 DEGREES 32 MINUTES 55 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 50 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 149.52 FEET TO A POINT OF TANGENCY, THENCE SOUTH 76 DEGREES 23 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 73.29 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BRUMMOND DRIVE RIGHT-OF-WAY, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 620.00 FEET, ARC LENGTH OF 30.00 FEET, DELTA ANGLE OF 02 DEGREES 46 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 23 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 30.00 FEET TO A POINT THENCE SOUTH 65 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 680.00 FEET, ARC LENGTH OF 383.44 FEET, DELTA ANGLE OF 32 DEGREES 18 MINUTES 30 SECONDS, A CHORD BEARING OF NORTH 08 DEGREES 15 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 378.38 FEET TO A POINT OF TANGENCY, THENCE NORTH 07 DEGREES 53 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 194.05 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 720.00 FEET, ARC LENGTH OF 374.91 FEET, DELTA ANGLE OF 29 DEGREES 50 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 01 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 370.69 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 455.00 FEET, ARC LENGTH OF 57.57 FEET, DELTA ANGLE OF 07 DEGREES 14 MINUTES 58 SECONDS, A CHORD BEARING OF NORTH 18 DEGREES 19 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 57.53 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 61.50 FEET, ARC LENGTH OF 138.17 FEET, DELTA ANGLE OF 128 DEGREES 43 MINUTES 33 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 110.89 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 455.00 FEET, ARC LENGTH OF 5.99 FEET, DELTA ANGLE OF 00 DEGREES 45 MINUTES 15 SECONDS, A CHORD BEARING OF NORTH 00 DEGREES 19 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 5.99 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 89.50 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 4 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 815.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 45 DEGREES 42 MINUTES 16 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 40.57 FEET TO A POINT, THENCE SOUTH 46 DEGREES 34 MINUTES 21 SECONDS EAST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 81.38 FEET TO A POINT, THENCE SOUTH 52 DEGREES 19 MINUTES 38 SECONDS EAST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 84.00 FEET TO A POINT, THENCE SOUTH 57 DEGREES 53 MINUTES 55 SECONDS EAST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 83.00 FEET TO A POINT, THENCE SOUTH 19 DEGREES 09 MINUTES 29 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 75.08 FEET TO A POINT, THENCE SOUTH 15 DEGREES 58 MINUTES 45 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 76.02 FEET TO A POINT, THENCE SOUTH 06 DEGREES 18 MINUTES 27 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 80.97 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 31 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 66.73 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 454.04 FEET TO THE NORTHWEST CORNER OF OUTLOT "B" PINE LAKE HEIGHTS SOUTH ADDITION, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SOUTH 33RD STREET RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST ALONG THE WEST OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES

33 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 338.85 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "B", THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 256.30 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SOUTH 34TH STREET RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 26.98 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 252.10 FEET TO THE NORTHWEST CORNER OF LOT 31 I.T., THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 31 I.T., A DISTANCE OF 789.77 FEET TO THE SOUTHWEST CORNER OF OUTLOT "G" PINE LAKE HEIGHTS 11TH ADDITION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "G", A DISTANCE OF 102.84 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "G", THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 232.60 FEET TO A POINT, THENCE NORTH 81 DEGREES 50 MINUTES 13 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 362.13 FEET TO A POINT, THENCE NORTH 85 DEGREES 36 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 68.50 FEET TO A POINT, THENCE SOUTH 89 DEGREES 26 MINUTES 21 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 219.97 FEET TO A POINT, THENCE SOUTH 79 DEGREES 04 MINUTES 53 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 62.04 FEET TO A POINT, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 281.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING 68.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 32.15 FEET TO A POINT, SAID POINT BEING 68.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 120.07 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING 66.19 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 1,080.05 FEET TO A POINT, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 499.63 FEET TO A POINT, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 03 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 196.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 9,262,837.63 SQUARE FEET OR 212.65 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE	MICHAEL R. JOHNSON OLSSON ASSOCIATES 1111 LINCOLN MALL LINCOLN, NE. 68508	L.S. NUMBER
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SHEET 8 OF 9

PINE LAKE HEIGHTS SOUTH 4TH ADDITION FINAL PLAT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A SUBDIVISION COMPOSED OF LOT 27 I.T., LOT 31 I.T., AND LOT 32 I.T., OUTLOT "G" PINE LAKE HEIGHTS 11TH ADDITION, OUTLOT "B" PINE LAKE HEIGHTS SOUTH ADDITION, AND OUTLOT "A" AND LOT 1 BLOCK 4 PINE LAKE HEIGHTS SOUTH 3RD ADDITION ALL LOCATED IN THE SOUTH HALF OF SECTION 19, T9N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET, SOUTH 40TH STREET, AND YANKEE HILL ROAD FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS ____ DAY OF ____, 20__.

THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

GERALD L. SCHLEICH, PRESIDENT
SOUTHVIEW INC., A NEBRASKA CORPORATION

CATHOLIC BISHOP OF LINCOLN
A NEBRASKA NONPROFIT CORPORATION

BY: _____
NAME: _____
TITLE: _____

HORIZONS COMMUNITY UNITED METHODIST CHURCH
A NEBRASKA NONPROFIT CORPORATION

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF DEVELOPMENT DIVISION, RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD L. SCHLEICH WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF SOUTHVIEW INC., A NEBRASKA CORPORATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. BRAGER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF CONSTRUCTION DIVISION, RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY _____, AS _____ OF THE CATHOLIC BISHOP OF LINCOLN, A NEBRASKA NONPROFIT CORPORATION, ON BEHALF OF THE NONPROFIT CORPORATION.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY _____ OF HORIZONS COMMUNITY UNITED METHODIST CHURCH, A NEBRASKA NONPROFIT CORPORATION, ON BEHALF OF THE NONPROFIT CORPORATION.

NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS SOUTH 4TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 94-39183, 98-003235, 99054449, 2001-035219, 2001-070681, 2001-070683 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PINNACLE BANK

BY: _____
LYNNETTE NELSON
TITLE: LOAN OFFICER AND ESCROW AGENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT FOR PINNACLE BANK, ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS ____ DAY OF ____, 20__ BY RESOLUTION NO. _____

ATTEST: _____
CHAIR